

## 84 Oceanic Dr.



File# 303

### Spacious Bungalow - East Lawrencetown

**\$469,900.00 CAD**

This immaculate 11 year old one level custom built home is approx. 2455 sq. ft. of living space plus 610 sq. ft. heated wired garage. The main level features open concept living with a non traditional modern flair and plenty of space in all of the large feature rooms. The master bedroom has a custom walk in closet and a large private ensuite with stand alone tub & separate shower. Originally built as a two bedroom home, there are 2 other bonus rooms which could easily be used as bedrooms if needed as well as a designated office. You will find pocket doors throughout, in floor radiant heat with time of day storage, lake views and ROW access to Little Lake across the street. Located in a quiet area of upscale homes on a cul-de-sac within min. of the popular Lawrencetown Beach & approx. 20 min. to the city.

#### Listing Agent

Anita Wintzer C: 902-499-4772 E: anita@anitahome.ca



#### Directions

From Lawrencetown Beach turn on Crowell Rd. to Windward Lane to Oceanic Dr.



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Interested parties are encouraged to seek independent verification of facts presented herein.

#### Property Highlights

Age ±: 11

Lot Size: 65,024 sq. ft.

Dimensions: 64'4 x 35

Zoning: R1

Assessment: 487,100

Taxes: 4398.46

Style: Bungalow

Bedrooms: 3

Bathrooms: 2

Flooring: Engineered Hardwood, Ceramic

Heating: In-floor Radiant

Water: Drilled Well

Sewer: Septic

Parking:

Garage: Attached Double